Instr:200004030033185 Page: 1 OF 2
REC'D FOR REC 04/03/2000 3:56:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1165.50

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys At Law
2000 Richard Jones Rd., Suite 210
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr. Earnest B. Rodgers, Jr.	SunTrust Mortgage, Inc.	Map 143-2-A
717 Hickory Trace Place	P.O. Box 79041	Parcels 43 and 44
Nashville, Tennessee 37221	Baltimore, MD 21279-0041	9DZ72970/9DZ72971

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DANIEL D. CANALE, JR. AND WIFE, LORI C. CANALE, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to EARNEST B. RODGERS, JR. AND WIFE, ANNE R. RODGERS, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 717 Hickory Trace Place, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2000.

DANIEL D. CANALE, JR.

LORI C. CANALE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL D. CANALE, JR. AND LORI C. CANALE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2000.

My Commission Expires:

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 43 and 44 on the Plan of Phase Three Harpeth Trace Estates, as of record in Plat Book 5200, pages 751 through 753, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel D. Canale, Jr. and wife, Lori C. Canale by deed from John Steven Ayers, unmarried of record in Book 9190, page 692, and being the same property conveyed to Lori Comer Canale by deed from Gary Preston and Gail Preston of record in Book 9473, page 735, said Register's Office. Lori Comer Canale being one and the same as Lori C. Canale.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5120, page 208, Book 5120, page 918, Book 5178, page 138, Book 5182, pages 767 and 769, Book 6274, page 148; (3) Easements of record in Book 4889, page 192, Book 5099, page 783, Book 5360, page 320, Book 5364, page 882, Book 5142, pages 690 and 694, Book 6407, page 892; (4) Agreement of record in Book 5102, page 956; (5) Charter of record in Book 5120, page 199, Book 6556, page 694; and (6) All matters appearing on the Plan of record in Plat Book 5200, page 751 through 753, said Register's Office.